

**TOWN OF GRANBY  
PLANNING AND ZONING COMMISSION  
FEBRUARY 12, 2013  
MINUTES**

**Present:** Paula Johnson, Chairwoman, Margaret Chapple, Charles Kraiza, Paul Lambert, Eric Lukingbeal, James Sansone and Linda Spevacek. Francis Armentano, Director of Community Development.

The meeting opened at 7:01 p.m.

Public session: There was no public session.

**ON A MOTION** by Paul Lambert, seconded by Linda Spevacek, the Commission voted to approve the minutes of January 22, 2013. All approved. James Sansone abstained.

**Old Business:**

The Commission held a brief discussion concerning an application seeking a Special Permit for a multifamily use in a PDM zone, 30 apartment units for property located at 24 Mill Pond Drive and to the rear of the Stop and Shop Plaza File Z-1-13.

**ON A MOTION** by Linda Spevacek, seconded by Paul Lambert, the Commission voted to approve an application for a Special Permit for a multifamily use in a PDM zone, 30 apartment units for property located at 24 Mil Pond Drive and to the rear of the Stop and Shop Plaza, File Z-2-13, with the following conditions:

1. Prior to construction the applicant shall attend a pre-construction meeting with the Town Engineer and Director of Community Development to review the process.
2. The mylars shall not be executed and filed until such time that a cash bond in an amount established by the Commission, which guarantees the completion of all required improvements is submitted to the Town.
3. An as-built drawing of the site utilities, structures and hard surfaces shall be prepared, approved by the Town Engineer and filed with the Town Clerk prior to the issuance of any certificate of occupancy.
4. A freestanding sign may be constructed, in accordance with Section 8.6.12.2.2, provided the sign has a maximum area of 9 square feet and a maximum height of 6 feet, as outlined within the regulations.
5. The plans shall be modified to show footing drains for first building (FF 217.17).

6. Footing drains shall not be used to relieve hydrostatic pressure due to galleys that are located close to the buildings.
7. The Welter report shall be modified to include a review of the proposed location of the galleys relative to the buildings.
8. The applicant shall revise the drainage report to show the final drainage system, including the information from Welter report. Sheet EC-1, last revised 1-18-13.
9. The applicant shall provide alternate erosion and sedimentation protection for the outlet of WQB#1. Silt fence should not be used where there may be a concentrated flow of water. The applicant shall consider using sediment logs or additional stone check dams. Sheet NT-1, dated 11-30-12.
10. The applicant shall expand the post-construction stormwater system maintenance and add the maintenance manual and schedule for the hydrodynamic separator. For guidance, the applicant may use the CTDEP 2004 Stormwater Quality Manual Drainage.

All approved. Margaret Chapple abstained.

**Receive Applications:**

The Commission received an application for a Special Permit for the serving of alcoholic beverages for property located at 10 Hartford Avenue, in the former Granby Chinese Restaurant storefront. The proposal seeks to expand the existing beer/wine permit to a full alcoholic beverages permit, File Z-2-13.

**Staff Reports and Correspondence:**

Fran noted that he recently discussed the Gatehouse Road Subdivision with the developer and that he anticipates starting construction this spring. He also commented on the Town Budget and the possibility of having the GIS available on line. The Pepper Mill Bakery, 83 Salmon Brook Street will be opening soon and there is a new pizza shop opened at 335 Salmon Brook Street, Rome's property.

The meeting adjourned at 7:12 p.m.

Respectfully submitted,

Dorcus S. Forsyth  
Recording Secretary